

John S. Rannestad, PE, LEED AP

Senior Consultant

Education

BS, Mechanical Engineering,
Union College, 1985

Years of Experience

Total – 22

With ARCADIS – 17.5

Professional Registrations

Professional Engineer:

Mechanical

Connecticut

New York

LEED Accredited Professional:

United States Green Building

Council, 2009

Professional Associations

American Arbitration

Association, Member of the

AAA Panel of Arbitrators

Software Expertise

Primavera – P6 Certification

With over 22 years experience in the engineering and construction industry, Mr. Rannestad is a construction claims expert who has successfully assisted owners, contractors, and engineers with the preparation and evaluation of over \$100 million in construction disputes. Mr. Rannestad is experienced in managing all aspects of large-scale claims evaluation assignments, including the evaluation of schedule impacts, cost impact analysis, mediation, and claims negotiation. He has been involved with numerous transportation projects, including those involving the construction of roads, bridges, rail facilities, and airports as well as a variety of other project types including those related to the construction of schools, libraries, hospitals, theaters, town offices, wastewater treatment plants, residential housing, and utilities. Mr. Rannestad has written about, lectured about and testified to CPM schedule analysis.

Prior to joining ARCADIS, Mr. Rannestad spent four years in the field as an Owner's Representative for various projects. This experience provided him with a thorough understanding of construction inspection practices and most aspects of construction contract administration.

PROJECT EXPERIENCE

Construction Claims – Transportation Projects

I-84 Widening and Drainage Improvements – Waterbury, CT

Washington Bridge Widening – Providence, RI

Central Artery/Tunnel Project – Boston, MA

I-84/Route 15 Interchange – East Hartford, CT

Route 145 over the Menunketesuck River – Westbrook, CT

Reconstruction of Two Bridges – Vernon & Stafford, CT

Bridge over the Pequonnock River – Trumbull, CT

New Charter Oak Bridge – Hartford, CT

Route 7 over B&M Railroad – North Canaan, CT

Founders Bridge – East Hartford, CT

Charter Oak Bridge – Hartford, CT

Route 2 Safety Improvements – Bozrah, CT

Rehabilitation of Three Bridges – Danbury & New Fairfield, CT

Reconstruction of the Milford Parkway/Merritt Parkway Interchange – Milford, CT

Reconstruction and Widening of Hebron Avenue and Hebron Avenue Bridge over Route 2 – Hebron, CT

J.T. Carr Bridge – New Haven, CT

Eastern Approach to the Baldwin Bridge, I-95 – Old Lyme, CT

Reconstruction of Route 111 – Trumbull & Monroe, CT

Route 2 Westbound Ramp to I-84 – East Hartford, CT

I-84 Platforms – Hartford, CT

Modernization of I-91/Route 3 Interchange – Wethersfield, CT

Route 66 Railroad Bridge Replacement – Middletown, CT

I-91 Resurfacing and Safety Improvements – Wallingford & North Haven, CT

Reconstruction and Widening of Route 372 – Berlin, CT

Tomlinson Bridge – New Haven & East Haven, CT

Stamford Rail Station – Stamford, CT

Resurfacing of I-91 – Meriden, Middletown & Cromwell, CT

39th Street Bridge – Queens, NY

DeFelice I-91 Meriden – Cromwell & Middletown, CT

I-95 Bridgeport, Orange – Bridgeport, CT

Manhattan Bridge, California Safeworks – Brooklyn, NY

Route 349 – Groton, CT

I-84 – Waterbury, CT

Construction Claims – Miscellaneous

Royal Bank of Scotland – Stamford, CT

Montville Commons – Montville, CT

Greater Bridgeport Community Mental Health Center – Bridgeport, CT

Southern Connecticut State University Student Center – New Haven, CT

Greenwich Hospital – Greenwich, CT

Waterbury Performing Arts Magnet School – Waterbury, CT

Public School 178 – New York, NY

The Connecticut Department of Transportation Headquarters Building – Newington, CT

Sunrise Condominiums – Killington, VT

University of Connecticut, Handicap Improvements and General Upgrades to Three Buildings – West Hartford, CT

The Car Barn Chimney – New Bedford, MA

Mattabassett Waste Water Treatment Plant – Cromwell, CT

New York University Hospital – New York, NY

Saratoga Springs Public Library – Saratoga Springs, NY

Airport / Aerospace

Martin Marietta Denver Aerospace – Denver, CO

Miscellaneous

Westinghouse Elevator Project – New Haven, CT

Connecticut Resource Recovery Authority - Mid-Conn Air Processing – Hartford, CT

Owner's Representation / Contract Administration

Bethel Airport Runway – Bethel, ME

Route 47 over Sprain Brook, Route 7 over Rocky River – Woodbury & New Milford, CT

Commodore Hull Bridge – Derby, CT

Arbitration Panelist Assignments

Arbitration Panelist

Sole arbitrator appointed to decide on a \$100,000 dispute between a homeowner and contractor arising out of the termination of the contractor and alleged faulty and incomplete work for a residential addition.

One of three arbitrators appointed to decide on a \$500,000 dispute between a commercial office building owner and an HVAC design builder arising out of the performance of an HVAC system upgrade.

One of three arbitrators appointed to decide on a \$140,000 claim and \$400,000 counterclaim between a 72,000-sq.-ft. manufacturing facility owner/developer and design build contractor concerning various alleged defects and performance issues to the HVAC and other systems.

Publications

“CPM Schedule Specifications and Quality”

PinnacleOne Newsletter, March 2006

CMAA Northeast Chapter Newsletter, June 2006

The Inspector Magazine, Issue 2, 2007

Public Speaking and Training

PinnacleOne Institute – Speaker at various one-day seminars in Connecticut, Massachusetts and New York

- Practical Dispute and Schedule Management, (2002)
- Construction Claims 2003 - The CPM Scheduling Crisis (2003)

Construction Claims and CPM Schedule Training

- AMTRAK Project Management / Life and Safety Group Training

- Construction Scheduling and Construction Claims (2008)
- Halloran & Sage Law Firm Training – “Introduction to CPM Scheduling” one half day seminar (2002)
- Central Artery/Tunnel Claims and Changes Group (2004)
- Connecticut’s Department of Transportation Office of Construction (2004)

Connecticut Association of Municipal Attorneys – Annual meeting invited speaker – “Using Critical Path Method Scheduling in Municipal Projects” (2008)

Connecticut Bar Association – Speaker at Connecticut Bar Association Young Lawyers Section meeting.

- “Introduction to Critical Path Method Scheduling and Schedule Delay Analyses” (2007)

Lorman’s Education Services – Speaker for one-day seminars in Connecticut, Rhode Island, Massachusetts, New York

- “Tricks, Traps and Ploys Used in Construction Scheduling” (2004 - 2007)

International Municipal Lawyers Association (IMLA)

- Speaker at the IMLA’s 2007 annual meeting in Nashville, TN - Introduction to Construction Delay Claims (2007)
- Speaker at the two day forum on construction law, claims and damages in St. Augustine Florida (2008)
- Speaker at the annual meeting in Las Vegas – Risk Allocation and Key Contract Provisions (2008)
- Speaker at a two day forum – Construction Projects in Uncertain Times in San Diego, California (2009)